

MILFORD PLANNING BOARD PUBLIC HEARING
February 17, 2015 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Christopher Beer, Chairman
Paul Amato
Kathy Bauer
Steve Duncanson
Janet Langdell
Tim Finan, Alternate member
Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
Scott Schaeffer, Videographer

Excused:

Tom Sloan
Judy Plant

PRESENTATION:

1. Milford Planning Board Distinguished Site Award

MINUTES:

2. Approval of minutes from the 1/20/15 meeting.

NEW BUSINESS:

3. **James E. & Charles P. Saytanides/John K. & Catheryn A. Philbrick – Federal Hill Rd – Map 56, Lots 54 & 56:** Public Hearing for a lot line revision and subdivision creating one (1) new residential lot.
(New application – Meridian Land Services, Inc.)
4. **Casey Living Trust, et.at – Crestwood Ln & Stable Rd – Map 49, Lots 2, 3-7 & 3-18:** Public Hearing for a lot line adjustment involving three (3) existing lots; and a waiver request from Milford Development Regulations, Article V, Section 5.06, *Submittal Requirements*.
(New application – Monadnock Survey Inc.)

OLD BUSINESS:

5. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.
(Tabled from 1/20/15)

OTHER BUSINESS:

6. **Red Oak Properties – Capron Rd;** Conceptual discussion for a major site plan to construct a four (4) building apartment complex with associated site improvements

Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the ground rules for the public hearing. Tim Finan and Susan Robinson, alternate members were called to sit.

PRESENTATION:

Milford Planning Board Distinguished Site Award

Chairman Beer stated that this award was designed to give annual recognition to distinguished sites in Milford whose thoughtful design, layout and appearance serves as a model of what makes Milford attractive, diverse and a vibrant place to live work and play. The 2014 recipient of the award has exceeded the Town's site plan regulations since its construction in 2005 and over the years, the site has become a notable gateway and town landmark. We would like to congratulate Giorgio's Ristorante and Meze Bar as the 2014 Distinguished Site winner and thank them for their positive contributions to the greater community. Honorable Mentions for sites include United Auto Body, Fieldstone Land Consultants, Balance Point Medicine and the new Cumberland Farms. Unfortunately, George, Alexander and Maria Sklavounos were unable to attend so we will deliver the award in person.

J. Langdell added that the process was modified a bit this year, in that we accepted a number nominations from the community through voting boxes located in various town buildings. J. Levandowski also noted that voting boxes were stationed at the Pumpkin Festival and the Souhegan Valley Business Expo.

MINUTES:

C. Beer submitted a correction to add Steve Duncanson's first name to the members present list. J. Langdell made a motion to approve the minutes from the 1/20/15 meeting, as amended. S. Duncanson seconded with K. Bauer abstaining and all else in favor.

NEW BUSINESS:

James E. & Charles P. Saytanides/John K. & Catheryn A. Philbrick – Federal Hill Rd – Map 56, Lots 54 & 56: Public Hearing for a lot line revision and subdivision creating one (1) new residential lot.

No abutters were present.

Chairman Beer recognized:

Jon Lefebvre, Meridian Land Services, Inc.

James Saytanides, owner

Chairman Beer read the notice of hearing. J. Levandowski verified that the application was complete. J. Langdell made a motion to accept the application. S. Duncanson seconded and all in favor. S. Duncanson made a motion that this application did not pose potential regional impact. P. Amato seconded and all in favor. S. Wilson read the abutters list into the record.

J. Lefebvre presented plans dated 1/13/15 and explained the proposal to adjust the lot lines between 56/54 and 56/56 and also create one new 3.647 acre residential lot that meets all zoning requirements. There are no plans for future development on the property and this lot revision will also make back lot 56/56 a conforming lot with frontage, shown as parcel A.

Chairman Beer read correspondence dated 2/11/15 from abutters, Timothy and Noreen O'Connell in full support of the proposed application. He then opened the meeting for public comment; there being none, the public portion of the meeting was closed.

J. Lefebvre reviewed staff comments. Monumentation will be set, located and detailed on the plan and we will submit a letter for the file attesting that monumentation has been set. Existing and proposed lot areas are referenced in note #3 and detailed in the table. We received state subdivision approval yesterday and will add that number to the plan. We will add a note to the plan stating that lot 56-54-1 shall require Stormwater Management Permit approval prior to issuance of a building permit. This parcel will require a scenic road hearing. J. Langdell read comments dated 2/17/15 from Marti Noel, the Town Assessor.

J. Levandowski explained that private property owners are not subject to the scenic road process; it is for public utilities and town projects for work within the ROW. While this Board has held Scenic Road hearings in the past, it was brought to staff's attention about a year ago and the RSA interpretation has changed and is not intended to affect property owners.

P. Amato made a motion to grant conditional approval of the application, subject to staff recommendations 1, 3 and 4. J. Langdell seconded and all in favor.

Casey Living Trust, et.at – Crestwood Ln & Stable Rd – Map 49, Lots 2, 3-7 & 3-18: Public Hearing for a lot line adjustment involving three (3) existing lots; and a waiver request from Milford Development Regulations, Article V, Section 5.06, *Submittal Requirements*.

Chairman Beer read the notice of hearing and stated that the application was complete per staff review. S. Duncanson made a motion to accept the application. J. Langdell seconded and all in favor. P. Amato made a motion that this application did not pose potential regional impact. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into the record. J. Levandowski distributed copies of the waiver request.

No abutters were present:

Chairman Beer recognized:
Dawn Tuomala, Monadnock Survey Inc
Christopher Casey, owner

D. Tuomala presented plans dated 1/19/15 and explained the proposal. Lots 49/3-7 and 3-18 were surveyed as part of the original Crown Hill subdivision. Lot 49/2 was surveyed last year and an overlap of bounds was found. This plan reflects an agreement between all owners to resolve the issue and clean up the titles.

S. Duncanson asked if the original monumentation for 49/3-7 and 49/3-18 were put in place. D. Tuomala responded yes, but one of the areas was disturbed and the location will be re-monumented.

P. Amato asked if the staff recommendation pertaining to stormwater applied to this lot line adjustment. C. Beer stated that it will be needed for a building permit and the note relates to that. J. Levandowski explained that there was no plan associated to the Planning Board action last year, which stemmed from a request for a recommendation to access the property in conjunction with ZBA and BOS approval.

Chairman Beer read the waiver request dated 1/19/15. D. Tuomala added that two of the lots have already been built on as part of a subdivision that has plans showing the wetlands and topography. P. Amato said this is an unreasonable request for a line adjustment; it's not a subdivision and this plan puts the line back to where it was.

Chairman Beer opened discussion to the public pertaining to the waiver request; there being none, the public portion of the meeting was closed.

J. Langdell made a motion to grant a waiver from Milford Development Regulations, Article V, Section 5.06, submittal requirements, as requested. S. Duncanson seconded and all in favor.

Chairman Beer opened discussion to the public pertaining to the lot line adjustment; there being none, the public portion of the meeting was closed.

Chairman Beer read correspondence dated 2/17/15 from Marti Noel, Town Assessor. J. Levandowski suggested that a note be added to the plan referencing the waiver granted tonight.

J. Langdell made a motion to grant conditional approval of the application, subject to staff recommendations and adding a note that references the waiver granted tonight. S. Duncanson seconded and all in favor.

OLD BUSINESS:

San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4; Major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.

Chairman Beer read correspondence from Chad Brannon on behalf of San Ken Homes dated 2/13/15 and a brief discussion on timeframes and the specific request for an extension followed.

J. Langdell made a motion to grant an additional sixty-five (65) day extension for the application. P. Amato seconded and all in favor. S. Duncanson made a motion to table the application to the March 17, 2015 meeting. P. Amato seconded and all in favor.

OTHER BUSINESS:

Red Oak Properties – Capron Rd; Conceptual discussion for a major site plan to construct a four (4) building apartment complex with associated site improvements.

Chairman Beer recognized:

Peter Julia, Keach-Nordstrom Associates, Inc.

Ron Dupont, Owner, Red Oak Apartment Homes

Joia Hughes, Development Manager, Red Oak Apartment Homes

P. Julia presented conceptual plans dated 1/20/15 for development of parcel 43/57. The 25.7 acre parcel is adjacent to Eastern Trails Apartments at the top of the hill on Capron Rd. There will be four primary structures; three 30-unit buildings and one 36-unit building with an interconnected, internal private road and dedicated parking. Primary access will be aligned with the post office. We are showing 1.5 spaces per unit, so we will be asking the Board to consider a waiver from the required 2 spaces. Building 4 will have 36 carports with a separate entrance. There will be two wetland crossings; the second one will provide connectivity to the existing apartments and act as a traffic calming device to encourage the use of this parcel's own dedicated entrance and discourage the co-mingling of the two developments. We've already met with Planning staff, the DPW director and Conservation. We will go through the development process, meeting with the Conservation Commission first for the wetland crossings, then the ZBA and finally back to the Planning Board. The surveying, wetland mapping and soil testing are complete and we're moving forward with onsite engineering.

P. Amato expressed concern with the parking lots also being the driveways and roads because there will be people walking and driving in the same areas. Could the applicant look at a different layout? Also there will be more traffic entering Nashua St from Capron Rd with 126 new units added to the 96 existing units for Eastern Trails. S. Duncanson added that parking along both sides of the road could present problems for snow removal.

S. Duncanson expressed concern with the wetland crossing going up the hill and inquired about the road grade.

S. Robinson referenced a note on the plan to supply affordable and luxury housing and inquired about the units. R. Dupont gave a history of his business, Red Oak Homes and explained the proposal. We will build 90 affordable or tax credit apartments with the help of New Hampshire Housing and 36 higher end luxury apartments at the top of the hill. It is extremely important to build multi-family housing for a mix of people and that has been proven throughout the country. I have great respect for all 396 residents in Milford and we are at 96.4% occupancy here. I pay more than half a million dollars in taxes to Milford. I purchased Eastern Trails and Milford Trails about three years ago and put \$3M into the properties and radically changed the tenant/resident population. It will be a huge asset that these units will be built, owned and managed locally; that is so important. The luxury apartments will rent for about \$1400-\$1500 per month. S. Robinson noted that if you wish to attract luxury apartment dwellers, the entrance will have to be appealing and logical. R. Dupont referenced the landscaping improvements at the Milford Trails and Eastern Trails properties. If the affordable housing will be on the bottom, it will have to look attractive and the landscaping will be nice. The luxury units will be 1200 SF units with granite countertops, stainless steel appliances, central air, balconies and in-unit washer/dryers. The

configuration hasn't been finalized but there will be a few three-bedrooms, two-bedrooms and a variation of the one-bedroom apartment.

J. Langdell asked if there would be onsite amenities such as areas for community gardens, trails, congregation areas or a health room and referenced a prior proposal for this site. R. Dupont said it is a requirement to have a community room for the affordable units, but the residents' amenities haven't been formalized. Everybody will have access to the pool at Milford Trails and there is the possibility of adding a fitness room. I am thinking of not just these units but the entire 396 units that I also own. It's important to understand that the prior plan was going to be managed by a hired property management company and not everything that was proposed would have been built. The amenity space will become congruent as these units will have access to the playground and tennis courts at Eastern Trails. J. Langdell inquired about the possibility of sharing parking as well. R. Dupont said yes, there would be enough. J. Langdell asked about the price point of the affordable units as well as the income requirements. J. Hughes replied that the affordable units will be available to households earning 50-60% of the median area income level for the Nashua area, which is about \$82,000. The affordable housing rents, published by HUD, would go for \$723-\$878 for a one-bedroom and \$868-\$1,054 for a two-bedroom unit and that includes heat and hot water. This is not a subsidized program, it is a rent controlled program so that people know they can afford it going in and staying there. R. Dupont said with having tax credit units, market rate units and luxury units, our residents can transition between the different types of apartments when their qualifications change. This type of housing scenario really works. J. Langdell clarified that the median income for the Nashua area is actually \$93,800.

K. Bauer expressed concern with the number of cars exiting onto Nashua St. J. Langdell said a traffic study would be needed. K. Bauer then inquired about the breakdown of the unit types. R. Dupont said we will provide that information as we better understand the market conditions that are constantly changing, so there will need to be some flexibility. That is one of the most challenging answers to come up with, to figure out what is rentable and how to build the correct mix. P. Amato said that information would be important for the parking waiver request as well as providing real data of firsthand knowledge from other units owned. R. Dupont said there is plenty of land here to address the parking. P. Amato said this is a unique opportunity with plenty of space and we hope you use that wisely.

C. Beer inquired if the parking canopies were enclosed because sometimes garages become storage spaces. R. Dupont clarified that they will be carports.

J. Langdell asked what the buildings would look like. J. Hughes passed around a conceptual rendering but noted that the final architecture has not been decided yet. J. Langdell said there is an opportunity here to break up the expanse of looking at four huge buildings from Nashua St. She also inquired about the availability of the resident services coordinator. J. Hughes explained the duties of the coordinator and stated that this is a HUD standard. We've already had a meeting with Share and the welfare director to discuss this position. The hours have not been set but we will meet the requirements of the NH Housing Authority. There will be an office for this position and they will be accessible to the residents and provide aid for support services that are needed. This is our first tax credit property. J. Langdell said if building community is part of that role and also what you're trying to do here, is there a reason for the large green space between two parking lots instead of putting the buildings closer with parking on the other side. This can be a nice amenity area and discussion on the possible uses followed. J. Langdell said it behooves us, after coming off a year of discussing what makes good community and what makes good neighborhoods, to consider that what we are talking about tonight creates that. P. Amato said we are lucky to have an owner who values that and will listen to do the right thing for his business and his residents. S. Robinson added that the Town would also benefit. J. Hughes said we really did take that into consideration and we did our homework. We read the Master Plan and we reviewed the Share Needs Assessment that reflects the needs of your community; bigger family housing and more one bedroom units for an aging population or recent graduates. J. Langdell said they are looking for housing that is affordable for them and that's the piece we always miss. Are the rules you have in play going to accommodate those needs? She then referenced a recent development intended for teachers and first year police that when the rules came down from HUD, those people were making too much money to qualify. R. Dupont said it's a well-known fact in the state of New Hampshire that the police officers and teachers never moved in to tax credit housing. J. Langdell said our experience in Milford is that it's not local people who are changing locations in town, but the majority of people are moving in

from elsewhere. We have to look at the realities and consider the impacts, such as traffic. P. Amato said ten years ago we'd be bringing up the impact to schools, but conditions have changed. Discussion on a recent NHFA report ensued. J. Hughes added that data from the SAU office shows that there are twenty-eight (28) school aged children in all 396 units. S. Robinson noted that the three-bedroom units will rent quickly. J. Langdell referenced the younger population who don't want to own their own homes, are looking to live in quality complexes, work from home and have public transportation.

P. Julia said we have already begun the traffic study, but we would like to get the Board's input on what will be required for the environmental regulations, if there might be regional impact and what would be considered viable for phasing. The steepest grade, preliminarily, is 7.5% and most grades are 3-4%. This conceptual design maintains 62 % of this parcel undisturbed. Keeping the amount of parking low reduces the impervious cover and the footprint for drainage. The green space will be modestly graded so that could be open area. It is also part of the integral drainage system for the entire parcel. There are six individual stormwater areas; smaller areas instead of one huge pond. There is approximately 3.5 acres of impervious surface that we will be adding with 2.2 acres of pavement and 1 acre of buildings. If we increase the parking area or add a central road, we add to our challenge of storing, treating, and handling that stormwater. This plan is manageable and maintains the most undisturbed area, but like everything, it has tradeoffs.

Audrey Fraizer, Conservation Commission Chairperson, stated that the commission met with the applicants last week. The only comment we have at this time is for the steep area in back to have some type of conservation easement to create a trail complex. It would be an excellent opportunity to get all the residents out onto the trails. J. Hughes stated that there are a lot of unmaintained trails there already. R. Dupont said Woodland Heights and Laurel Hill were re-named when we purchased them to Milford Trails and Eastern Trails and my wife and I have walked the trails there. A. Fraizer referenced a study that stated having trails available to housing creates healthier people and a lower impact on welfare type needs.

Pipeline

J. Levandowski stated that there has been some confusion regarding the upcoming Kinder-Morgan informational meeting on 2/24/15 from 6-8pm and confirmed that it will be held in the tennis court area of Hampshire Hills, not at the dome.

The meeting was adjourned at 8:05PM.

MINUTES OF THE FEB 17, 2015 PLANNING BOARD PUBLIC HEARING APPROVED MARCH 17, 2015